



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Argyle Street, Bury, BL9 5DX

£170,000

IDEAL FIRST TIME HOME OR RENTAL OPPORTUNITY

Nestled on Argyle Street in the charming town of Bury, this delightful two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers or rental investors alike. The property boasts two well-proportioned reception rooms, with the dining room being open to a contemporary kitchen.

Situated in a convenient location, residents will benefit from easy access to nearby amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate the convenience of urban living. Additionally, the property is well-placed for commuters, with excellent transport links to surrounding areas, ensuring that both work and leisure pursuits are easily reachable.

This mid-terraced house offers a wonderful blend of comfort and practicality, making it a fantastic choice for anyone looking to establish themselves in the vibrant community of Bury. Don't miss the chance to make this charming property your new home or investment.

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Argyle Street, Bury, BL9 5DX
£170,000

 2  1  2  C

- Mid Terraced Property
 - Fitted Kitchen With Appliances
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'10 x 3'2 (1.17m x 0.97m)
UPVC double glazed frosted entrance door, tiled floor and door to reception room one.

Reception Room One
15'1 x 14'3 (4.60m x 4.34m)
UPVC double glazed window, central heating radiator, coving, dado rail, electric fire, marble effect hearth and surround, wood effect flooring and door to reception room two.

Reception Room Two
14'4 x 8'6 (4.37m x 2.59m)
Central heating radiator, coving, wood effect flooring, stairs to first floor, door to WC and open access to kitchen.

WC
7'1 x 2'9 (2.16m x 0.84m)
Dual flush WC and wall mounted wash basin.

Kitchen
12'8 x 6'10 (3.86m x 2.08m)
UPVC double glazed window, wall and base units, laminae worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, one and half bowl ceramic sink with draining board and mixer tap, integrated fridge freezer, integrated washing machine, tile effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing
Airing cupboard and doors to two bedrooms and shower room.

Bedroom One
14'3 x 12' (4.34m x 3.66m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
9'3 x 8'7 (2.82m x 2.62m)
UPVC double glazed window and central heating radiator.

Shower Room
8'6 x 4'7 (2.59m x 1.40m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, direct feed shoer in single enclosure, part PVC panel elevations, part tiled elevations and vinyl flooring.

External

Front
Courtyard.

Rear
Enclosed paved yard.



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